



CITY OF SANTA CLARA
PUBLIC NOTICE OF AVAILABILITY
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
(Pursuant to Public Resources Code Sections 21092 and 21092.3 and Cal.
Code of Regulations Title 14, Sections 15072, 15073 and 15087)

TO: Responsible Agencies, Interested Parties, and Organizations

Purpose of a Draft Environmental Impact Report (DEIR): This Notice of Availability of a Draft Environmental Report (DEIR) has been prepared for the Lawson Lane Project at 2200, 2211 and 2231 Lawson Lane in the City of Santa Clara. This DEIR was prepared in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended through the Public Resources Code, Section 21000 et seq., and the State CEQA Guidelines, California Code of Regulations, Section 15000 et seq. The EIR is a full disclosure, public information document in which the significant environmental impacts of a proposed project are evaluated, feasible measures to mitigate significant environmental effects are identified, and alternatives to the project that can reduce or avoid significant environmental effects are discussed.

Lead Agency: The City of Santa Clara is the designated Lead Agency under the California Environmental Quality Act (CEQA).

Project Location. The project site is located at 2200, 2211 and 2231 Lawson Lane in the City of Santa Clara (Exhibit A) northeast of the intersection of San Tomas and Central Expressways. Lawson Lane provides a connection between these two roads, and bisects the site. The project site includes three parcels, APNs 224-44-015, -016, -018, and the proposed acquisition of an abandoned County off-ramp from westbound Central Expressway to northbound San Tomas Expressway, for a combined site area of 16.4 acres. Adjacent land uses include office and light industrial uses. The site was previously developed with three buildings with 310,000 square feet of office/industrial space.

Project Description: The project proponent (Sobrato Development Companies) would develop a corporate campus consisting of 516,000 square feet of new office/light industrial space in three buildings on the 16.4 project site. The buildings would be constructed as shells in two phases and finished to the specifications of a future corporate tenant. The first phase would include the area east of Lawson Lane and would contain two five-story buildings, a commons building, and a three-level open-air parking garage. The second phase would include the area west of Lawson Lane and would contain one six-story building with a two-story open-air parking garage and construction of above-grade pedestrian bridges connecting the east and west campuses. The project would provide a total of 1,720 parking spaces on-site; and includes the construction of new driveways, walkways, and landscaping. Should the abandoned off-ramp from westbound Central Expressway to northbound San Tomas Expressway be acquired, it would be landscaped and not used for access or circulation. Actions to be considered include approval of a Rezoning of the project site from Light Industrial (ML) to Planned Development (PD[ML]), approval of a Tentative Subdivision Map to reconfigure and subdivide the properties, approval of a Development Agreement to phase the project, and Architectural Review approval.

Summary of Significant Environmental Effects: Implementation of the proposed project would result in Significant Unavoidable Cumulative traffic impacts related to critical time

delays at six intersections. All other significant impacts of the project would be mitigated to a less than significant level by the measures described in the DEIR and project Initial Study.

Availability of the Documents: A complete copy of the DEIR and Initial Study for this project may be reviewed at the following locations:

City of Santa Clara
Department of Planning and Inspection (West Wing)
1500 Warburton Avenue Santa Clara, CA 95050
Hours: Monday – Friday, 8:00 AM- 5:00 PM

Santa Clara Central Library
2635 Homestead Road
Santa Clara, CA 95051
Phone no. 408-615-2900
Hours: Monday and Tuesday 9 AM – 9 PM
 Wednesday 12 Noon – 9 PM
 Thursday through Saturday 9 AM – 6 PM
 Sunday 1 PM – 5 PM

Public Comment Period: The public comment period on the DEIR will extend for 45 days, **beginning Monday, November 5, 2007 and ending Monday, December 19, 2007.**

Comments that will be addressed and included in the Final EIR (FEIR) must be submitted in writing on or before the end of the public comment period. Written comments on the Draft EIR should be submitted no later than 5:00 PM on December 19, 2007 to:

Lead Agency: City of Santa Clara Planning Division
Contact: Debby Fernandez, Assistant Planner II
 1500 Warburton Avenue
 Santa Clara CA 95050
 Phone no: (408) 615-2450 / email: dfernandez@ci.santa-clara.ca.us

Public Meeting Schedule (Tentative): The City of Santa Clara Planning Commission will hold a public meeting on the FEIR and related development applications. This meeting is anticipated for public hearing on Wednesday, February 13, 2008. Following the conclusion of the Commission hearings, the FEIR and related development applications will be tentatively scheduled for consideration and action by the City Council on Tuesday, March 4, 2008. Planning Commission and City Council hearings start at 7:00 pm in the Santa Clara Council Chambers, 1500 Warburton Avenue, Santa Clara. Interested parties should call the Santa Clara Planning Department to confirm meeting agendas, times and dates. Confirmed public hearing dates will be posted on the City's website at: <http://www.ci.santa-clara.ca.us> or by contacting the Planning Division at (408) 615-2450.

Kevin Riley, AICP _____
Date: _____
Director of Planning and Inspection, City of Santa Clara